

139.0

0003

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,033,100 / 1,033,100
USE VALUE: 1,033,100 / 1,033,100
ASSESSED: 1,033,100 / 1,033,100
Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 111 | | JASON ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------|---------|
| Owner 1: BURCH JUNIPER L | |
| Owner 2: BEECHER JESSE T | |
| Owner 3: | |
| Street 1: 111 JASON STREET | |
| Street 2: | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | Type: |

PREVIOUS OWNER

| |
|-------------------------------|
| Owner 1: FRIEL DANIEL DAVID - |
| Owner 2: - |
| Street 1: 111 JASON STREET |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02476 |

NARRATIVE DESCRIPTION

This parcel contains 5,120 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Clapboard Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5120 | | Sq. Ft. | Site | | 0 | 90. | 1.12 | 10 | | | | | | | | | 516,239 | | | | | | 516,200 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 89317 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 11/10/18 |

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 89317 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 01:01:48 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Parcel ID 139.0-0003-0005.0 | | | | | | | | | | |
|-----------------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 544,600 | 0 | 5,120. | 516,200 | 1,060,800 | 1,060,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 423,000 | 0 | 5,120. | 544,900 | 967,900 | 967,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 423,000 | 0 | 5,120. | 401,500 | 824,500 | 824,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 423,000 | 0 | 5,120. | 384,300 | 807,300 | 807,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 423,000 | 0 | 5,120. | 355,600 | 778,600 | 778,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 394,900 | 0 | 5,120. | 298,300 | 693,200 | 693,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 394,900 | 0 | 5,120. | 291,400 | 686,300 | 686,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 394,900 | 0 | 5,120. | 277,600 | 672,500 | 672,500 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| FRIEL DANIEL DA | 75109-403 | 1 | 7/14/2020 | | 1,245,000 | No | No | | |
| FRIEL DAVID DAN | 69331-291 | | 5/25/2017 | Convenience | | 1 | No | No | |
| BURDEN W. DOUGL | 47792-486 | | 7/12/2006 | | 830,000 | No | No | | |
| SCHAEFFER TIMOT | 28606-225 | | 5/21/1998 | | 380,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 12/10/2008 | 1492 | Manual | 3,200 | | | | | replace side entry |
| 6/30/2005 | 554 | Manual | 3,500 | | | | | REMOVE AND REPLACE |
| 10/8/2004 | 989 | Redo Bat | 15,000 | C | | G6 | GR FY06 | |
| 2/26/2003 | 116 | Add Bath | 8,000 | | | | | |
| 11/5/2002 | 932 | Redo Kit | 58,000 | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 9/16/2020 | SQ Returned | JO | Jenny O |
| 9/9/2020 | SQ Mailed | MM | Mary M |
| 11/10/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/18/2008 | Meas/Inspect | 189 | PATRIOT |
| 10/31/2006 | MLS | MM | Mary M |
| 4/21/2005 | Permit Visit | BR | B Rossignol |
| 11/9/1999 | Meas/Inspect | 264 | PATRIOT |
| 7/10/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

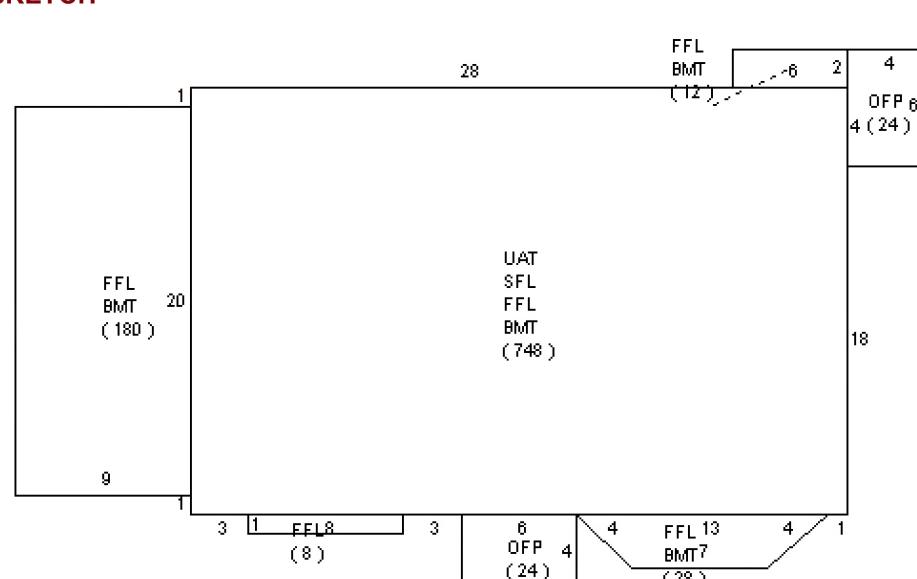
| | | |
|---------------|-------------------|----------|
| Type: | 6 - Colonial | |
| Sty Ht: | 2A - 2 Sty +Attic | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 - BrickorStone | |
| Frame: | 1 - Wood | |
| Prime Wall: | 2 - Clapboard | |
| Sec Wall: | | % |
| Roof Struct: | 2 - Hip | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | YELLOW | |
| View / Desir: | | |

BATH FEATURES

| | | |
|------------|---|-------------------|
| Full Bath: | 1 | Rating: Very Good |
| A Bath: | | Rating: |
| 3/4 Bath: | 1 | Rating: Very Good |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: Very Good |
| A HBth: | | Rating: |
| OthrFix: | 1 | Rating: Very Good |

COMMENTS

| |
|-----------------|
| OF=SINK IN BMT. |
| |

SKETCH**GENERAL INFORMATION**

Grade: B - Good (-)

Year Blt: 1916

Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct: G10

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall:

% %

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

% %

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 5 - Steam

Heat Sys: 1

% Heated: 100

% AC: .

Solar HW: NO

Central Vac: NO

% Com Wall

% Sprinkled: .

MOBILE HOME

Make:

Model:

Serial #:

PARCEL ID

139.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

More: N

Total Yard Items:

Total Special Features:

Total:

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|------|--------------|-----------|-----------|--------------|----------|--------|---------|--------|----|-------|
| FFL | First Floor | 976 | 157.350 | 153,573 | UAT | 100 | FLA | 60 | G | |
| BMT | Basement | 968 | 47.200 | 45,694 | | | | | | |
| SFL | Second Floor | 748 | 157.350 | 117,698 | | | | | | |
| UAT | Upper Attic | 187 | 97.870 | 18,302 | | | | | | |
| OPF | Open Porch | 48 | 43.990 | 2,112 | | | | | | |

Net Sketched Area: 2,927 Total: 337,379

Size Ad 1724 Gross Are 3488 FinArea 1836

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**